

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R29100



70/69

Property Information

property address: 2101 CAVITT

legal description: HILLCREST, BLOCK N, LOT 1

owner name/address: MANCUSO, JOHNNY

2708 TABOR RD

BRYAN, TX 77803-5219

full business name: MANCUSO, JOHNNY

land use category: Residential

type of business: N/A

current zoning: C3

occupancy status: occup'

lot area (square feet): 7000

frontage along Texas Avenue (feet): n/a

lot depth (feet): 140

sq. footage of building: 1045

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

50 ft.

Improvements

# of buildings: 1

building height (feet): 15

# of stories: 1

type of buildings (specify): siding

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) fenced yard wooden  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no

# of available off-street spaces: 2

lot type: ☐ asphalt ☐ concrete ☒ other Grass/Gravel

space sizes: 20 x 20 w/h

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: Need improvements

end islands or bay dividers: ☐ yes ☐ no

landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

how many: 0 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Very good

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_